



UNIVERSITY OF OREGON

February 27, 2007

MEMORANDUM

To: Campus Planning Committee (CPC)

From: Christine Taylor Thompson, Planning Associate
University Planning

Subject: **Record of the February 22, 2007 CPC Meeting**

Attending: Carole Daly (Chair), Nancy Cheng, Darin Dehle, France Dyke, Michael Fifield, Ally Frueauf, Gregg Lobisser, Randall McGowan, Garrett McSorley, Zoe Monahan, Dennis Munroe, Chris Ramey, Dale Smith, Greg Stripp, Rob Thallon

Guests: Vince Babkirk (Facilities Services), Kathie Bedbury (Alumni Center), Jane Brubaker (Facilities Services), Becca Cavell (Thomas Hacker Architects), Teri Giustina (Alumni Center volunteer), Greg Haider (Facilities Services), Elaine Jones (College of Education), Roger Kerrigan (Facilities Services), Janet Lobue (Facilities Services), Gene Mowery (University Planning), Jarvis Payne (Walker Macy), Fred Tepfer (University Planning), Paul Wroblewski (Walker Macy)

Staff: Christine Thompson (University Planning)

Agenda: Education Additions and Alterations Project - Schematic Design
Alumni Center Project Proposed Site - Comment

1. Education Additions and Alterations Project - Schematic Design

Background: Staff reviewed applicable *Campus Plan* policies as described in the meeting mailing.

Becca Cavell of Thomas Hacker Architects presented the building design as described in the meeting mailing. She highlighted the key design features that were discussed at the CPC's last review session:

- realigned drives to match the city grid system,
- new construction over the existing parking area,
- a new complex a buildings that connects to the existing College of Education buildings and creates a new courtyard space,
- a strong southwest axis open space, and
- a new plaza at the north end of the axis.

Becca said the open-space design combines the positive qualities of the two prior schemes as supported by the CPC. The plaza is rectilinear with a circular shape

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inscribed within it. The Southwest Campus axis is rectilinear with a straight north/south pathway along the east side. Curvilinear pathways crossing the axis soften the axis's design.

Becca summarized design changes imposed by substantial budget limitations:

1. Reduce site work: Do not realign existing drive with 16th Avenue; do not redesign the Beall Hall turn around; and do not reconfigure all of the parking area north of the Clinical Services Building.
2. Reduce building construction: Do not construct the single-story pavilion learning-studio building, but provide the option to build it in the future.

Jarvis Payne of Walker Macy Landscape Architects described how the required changes would be implemented to ensure that the final design still meets the project's key goals. This implementation will be contingent upon survey work. Although some new ADA issues related to accessibility to Beall Hall must be resolved, slopes within the Southwest Axis still will be less than five percent, and an accessible path across the site from the existing College of Education complex to the new complex and Clinical Services Building will be provided. In addition, even though the drive south of the existing College of Education complex will not be realigned with 16th Avenue, it will be converted to a primary east/west bike and pedestrian route and will serve as an emergency vehicle access drive. The drive will be resurfaced to lower the curb, and all parking will be removed. Finally, although the pavilion may not be built at this time, the interior courtyard still will be retained.

Jarvis reviewed the landscape design as described in the meeting mailing. The main plaza will accommodate informal and formal activities. Seating walls form the plaza edge. The building elevators will provide 24-hour access through the building to the parking area. Stepped planters along the north and south edge of the development site address steep topography and retain storm water.

Becca presented the building design as described in the meeting mailing. The brick façades have large openings (operable windows) and a glazed clearstory on the upper floor. A Dutch gable roof caps the clearstory. The façades facing the courtyard have wood panels. Large canopies on the north and west sides provide pedestrian protection and covered seating.

Discussion: In response to Facilities Services staff questions, the consultants said the goal is to protect and retain the existing Dawn Redwood. In addition, courtyard access for small service carts and mowers will be provided.

Facilities Services staff said maintenance of proposed outdoor eating areas should be addressed. The consultant agreed and said the design will be modified if necessary (e.g., seating walls will replace tables).

In response to a member's question, the consultants said a landscape buffer adjacent to the main pedestrian route through the parking area has been added. Ideally a covered walkway also will be provided if funds are available.

The consultants said the underground parking area has two egress routes and about 150 parking spaces. In response to a member's question about possible traffic stacking problems, the consultants said they are studying this issue. They may

restrict underground parking to reserved spaces if necessary.

A member reminded the consultants of the committee's prior suggestion to enhance landscaping at the corner of 18th Avenue and Alder Street, which is a high visibility corner. The consultants said they removed a number of parking spaces to preserve seven existing trees. They hope to save additional trees now that they have an accurate site survey. In addition, a seven-foot landscape buffer was added at the corner.

A member noted that the *Campus Plan* says ribbon windows should be avoided. The consultants said that although the upper floor could be considered a ribbon of windows it is not the predominant feature of the façade. The brick façade with punched openings is the predominant character. The glazed clearstory breaks up the building massing making it more compatible with the massing of the existing College of Education complex. Another member supported the use of the glazed clearstory adding that, where not used, perhaps the upper floor should be better defined.

A member said the white band at the base of the building's west façade does not work well; it separates the upper brick building from the lower exposed underground parking concrete wall. The building façade should extend to the ground level. The consultants agreed, stating that they are looking at various options. They likely will use landscape elements to soften the concrete wall and some brick elements to tie in with the upper building façade.

The consultants said building egress still is being refined. They are confident all egress requirement will be resolved.

Consultants agreed that more could be done to link the Education Annex to the plaza design as suggested by a member. Steep topography is a limiting factor, however. Another member agreed that the proposed plaza's connection to the Education Annex is awkward. However, the landscape design should not be compromised too much at the expense of a building that may not be there much longer. The building has been moved twice, and it might make more sense to move it again rather than to alter a good landscape design.

The consultants said they are studying appropriate bike shelter locations. Two locations were described. Specific sites and shelter designs that meet parking requirements will be prepared.

The consultants said service-vehicle parking needs will be accommodated within the proposed parking area. They will work with Facilities Services staff to determine appropriate locations.

In response to a member's question, the consultant said storm water from parking areas and roofs will drain into landscape swales. Storm water from the northern parking areas will drain into a large swale along the western edge. Storm water from the southern parking area will drain into swales along the east and west edges of the area. The roofs will drain into the stepped treatment planters.

The consultants said day-lighting control is challenging because the building is not ideally oriented for solar access. The west façade is the primary concern. They intend to provide appropriate control with shading devices. Research is under way.

A member commended the design team and the user group for their work in thoughtfully addressing the *Campus Plan* patterns. However, two *Campus Plan* policies deserve a bit more resolution: (1) the policy addressing sustainable design as discussed earlier and (2) the policy addressing maintenance and building services, including the location of required service areas (e.g., trash and recycling area) and the selection of appropriate materials, particularly for the wood façade.

A member encouraged the use of visible sustainable design measures to clearly display the university's commitment to sustainability.

The consultants said most mechanical equipment will be located at the level of the underground parking area.

In response to a member's question, the consultants said the view to Beall Hall from Alder Street and the view from Beall Hall will be preserved as required by the *Campus Plan*.

The consultants said the user group process and the patterns worked well.

Action: The committee agreed unanimously that the schematic design for the Education Additions and Alterations Project is consistent with the *Campus Plan* and recommended to the president that it be approved subject to the following conditions:

1. Enhance landscaping at the corner of 18th Avenue and Alder Street to create a visual buffer to the degree possible.
2. Resolve the west façade so that the upper brick building connects to the ground level. For example, use landscape elements to soften the lower concrete wall and some brick elements to tie in with the upper building façade.
3. Re-examine the connection between the Education Annex and the plaza design.
4. Ensure that bike parking requirements are addressed. Identify bike parking sites and prepare bike facilities designs that meet the *Campus Plan* and the UO Bicycle Management Plan.
5. Ensure that sustainable design measures are implemented as required by the *Campus Plan*. In particular, address storm-water drainage and resolve solar control.
6. Ensure that maintenance and building services are addressed as required by the *Campus Plan*. In particular, resolve the location of required service areas (e.g., a trash and recycling area) and the selection of appropriate materials (especially for the wood panels).

The design team and user group will work with University Planning Office staff to ensure that all conditions are met.

2. Alumni Center Project Proposed Site - Comment

Background:

Greg Stripp, Alumni Center Project user group chair, explained the premise of the Alumni Center Project as described in the meeting mailing. Over the past ten years, the project's concept has expanded to include the UO Alumni Association, the Office of Development, and the UO Foundation. The goal is to bring all of these related functions together in one building. A conceptual plan and feasibility study was

conducted to initiate fundraising. The hope is that the president will approve the proposed site to facilitate fundraising.

The site was selected because the proposed use is a good match with a gateway/entrance location. The users would have preferred a site closer to the center of campus; however, core campus sites are very limited and must be reserved for academic buildings.

Chris Ramey of the University Planning Office presented the proposed site as described in the meeting mailing. A project typically is funded before a site is selected. However, in this instance site selection will help fundraising move forward, so a request was made to the president to proceed with site selection. As a result, at this early stage the president is requesting the committee's comments about the proposed site. Once the schematic-design process is formally initiated, the Alumni Center Project will come back to the CPC for Meeting One.

Chris used a site model to show how the proposed Alumni Center would fit on the proposed site, which is bounded on the west by the proposed Academic Learning Center and on the east by the Williams' Bakery Green, a designated open space. The Williams' Bakery Green is a remnant from an agreement with the bakery to ensure that university development did not block views of the bakery from Franklin Boulevard. Now that the university owns the bakery site, the committee has an opportunity to reconsider how to define open spaces in this area. It may be desirable to shrink the size of the Williams' Bakery Green to establish a more generous green edge along Franklin Boulevard. If the proposed Alumni Center could expand further east, it would not have to be sited so close to Franklin Boulevard, leaving room for a landscaped buffer.

If a change to the open-space boundaries moves forward, it would have to proceed through the *Campus Plan* amendment process.

Discussion: Members agreed that, generally, the site is acceptable. However, there are a number of comments that should be considered:

- Potential modifications to the Williams' Bakery open space are supported as a way to enhance the campus edge. This would support options to convey the university's image (e.g., green open spaces and a welcoming public institution that engages the community), would mitigate and set the tone for future Arena development, and would enhance a sustainable-design potential by creating a longer, thinner building site.
- Long-term plans for the site should be considered including the potential to convert Franklin Boulevard into a more pedestrian-friendly and bike-friendly multi-way design, space needs and pressures from other departments, and connection to the campus and adjacent proposed development.
- Development on the Franklin Triangle site and Williams' Bakery site should occur in a holistic way that results in a complex of buildings connected by well-defined open spaces. This planning concern deserves special attention because each development project in this area (Academic Learning Center, Arena, and Alumni Center) is being coordinated independently.
- The Alumni Center siting and design should address the potential to establish a major gateway. The *Campus Plan* identifies the eastern portion of the Williams' Bakery open space (the intersection of Franklin Boulevard and 13th Avenue) as an important location for a UO entry sign. The new LTD EmX transit station at

Agate shifted the main entry point to 13th Avenue for visitors arriving from the east. This new public entrance to the university could serve as the forecourt to the Alumni Center, while the plaza between the Alumni Center and the Academic Learning Center could provide space for more private uses.

- The Alumni Center siting and design should engage the campus. A building placed on a landscape such as the Academic Learning Center, rather than a building linked to the landscape becomes a "destination only" building. The Alumni Center should be linked to the campus, landscape, and pedestrians.
- The Alumni Center design and siting should emphasize the campus "brand," including green open spaces.
- The Alumni Center should establish a connection to the Academic Learning Center through open spaces, massing, scale, and landscape features. The Alumni Center's building style, however, should relate to the campus's design as defined in the *Campus Plan* and not the Academic Learning Center's design. The premise of the Academic Learning Center's architectural style is to create a "unique jewel in a field"; therefore, it is important that the Alumni Center establishes a "field" that represents campus architectural style.

In summary, members agreed that the site generally is acceptable; however, a number of issues, as noted above, should be considered.

Action: No formal action was requested. The committee's comments about the proposed Alumni Center project site will be forwarded to the president.

Please contact this office if you have questions.

cc. Vince Babkirk, Facilities Services
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Laura Blake-Jones, Student Life (Building Contact)
Jane Brubaker, Facilities Services
Kathy Cannon, Affirmative Action (Building Contact)
Suzanne Clark, English (University Senate)
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